



645045 Range Road 211  
Rural Athabasca County, Alberta

MLS # A2327057



**\$510,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	8.00 Acres		
<b>Lot Feat:</b>	Landscaped, Views		

**Heating:** Forced Air, Natural Gas

**Water:** Well

**Floors:** Carpet, Linoleum

**Sewer:** Private Sewer

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** None

**LLD:** 36-64-21-W4

**Exterior:** Wood Frame

**Zoning:** AG

**Foundation:** See Remarks

**Utilities:** -

**Features:** Ceiling Fan(s), Skylight(s), Vaulted Ceiling(s)

**Inclusions:** none

1216 sq ft manufactured home with 3 bedrooms and 2 bathrooms. Bright open layout with large windows and vaulted ceiling. The kitchen has been renovated with an elegant stone backsplash. Spacious primary bedroom with ensuite spanning over 14 ft with oversized soaker tub/shower, and plenty of extra storage. The real star of this property is the 32 ft x 60 ft shop. Finished inside and out, metal roof, 14 ft ceiling, concrete floor, with in-floor heat. Two 14 ft wide x 12 ft high overhead doors. Another 30 ft x 30 ft metal building with dirt floor could work as cold storage or a barn for animals. Enjoy the most amazing views from the private yard, gently sloping north with excellent drainage. Keeping you high and dry, so excess water won't be an issue during years of heavy rain. Fire pit area has nearby power for an RV.